

CITY OF HAYWARD STAFF REPORT

AGENDA DATE 03/31/04
AGENDA ITEM 4B

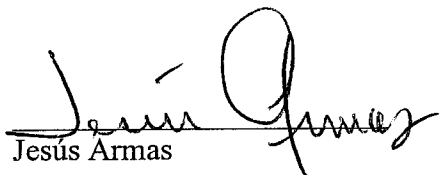
TO: Mayor and City Council
President and Members, HARD Board
President and Members, HUSD Board

FROM: City Manager

SUBJECT: Centennial Park

The accompanying report was originally presented to the Local Agencies Committee at its January meeting. The report describes the opportunity to implement yet another component of the Cannery Plan.

Following its review and discussion of the material, Committee members expressed support for the concept presented in the report.


Jesús Armas

Attachment



CITY OF HAYWARD STAFF REPORT

AGENDA DATE 1/08/04
AGENDA ITEM _____

TO: Hayward Local Agencies Committee
FROM: City Manager
SUBJECT: Implementation of Component of Cannery Plan

Braddock and Logan (BL) is a residential builder with over fifty years of experience. Recently, BL submitted an application to the City to develop the Select Foods parcel on Amador, located slightly south of the A Street overpass and across the tracks from the Amtrak Station. (Attachment A is an aerial of the affected neighborhood.) As part of its application, BL seeks to develop 75 townhomes, 24 duets and six single family dwellings.

Upon learning of the application involving the Select Foods site, staff discussed with BL a concept contained in the Cannery Plan involving Centennial Park. Attachment B is the Design Concept depicted in the Cannery Plan. To quote from the Cannery Plan:

“The Design Concept proposes to introduce a new street through the western edge of the park, connecting the two disconnected portions of Amador Street. The plan extends and connects the two dead-ends of Amador and creates a new row of single-family dwellings or townhomes facing onto the park. The park itself is connected to the ...Cannery Neighborhood by a new pedestrian bridge... connecting to the [western edge of] Water Tower Square.”


The Cannery Plan includes a statement that inclusion of the Design Concept in the Cannery Plan is for planning purposes, and acknowledges that implementation is contingent upon the approval of the HARD Board.

With the possible development of the Select Foods parcel, this presents an excellent opportunity to achieve an important aspect of the Cannery Plan. In order to better understand how Centennial Park might be reconfigured, BL was asked develop a concept plan for review and discussion by the affected agencies. To this end, BL retained Gates and Associates to prepare such a concept and Attachment C is the resultant product. As presented, Attachment C reflects conversion of Centennial Park from baseball to soccer fields. Programmatically, soccer is an increasingly popular sport and finding suitable playing fields is an ongoing challenge. Moreover, with the opening of the Oliver Sports Complex, the needs of the baseball community can be addressed at that location. A reconfigured Centennial Park includes a tot lot and picnic area, as well as restrooms and off-street parking. In addition, provisions are made for the pedestrian bridge described above. While the layout shown in Attachment C can benefit from some “tweaking” or refinement, it is an excellent beginning.

Attachment C reflects Amador extending through a portion of what is now parkland, and 26 single family homes on the west side of the new road. The new homes would abut existing homes that are largely single story in height. Should this proceed to a development application, the interface between the existing and new homes will need to be given careful consideration.

While many details need to be considered and addressed, staff is supportive of the concept conveyed in Attachment C. In addition to renovating the Park and addressing the popularity of soccer, extending Amador "opens up" the park, thereby enhancing its visibility. In so doing, it creates a safer environment by eliminating some of the safety concerns that emerge when public space is partially hidden. Also, by extending Amador, a safer route is created for the school age children in the neighborhood who presently walk to Park School.

Staff is seeking guidance about the concept from the HLAC. The HLAC is not being asked to approve a specific application, but rather to indicate if it is supportive of the general direction depicted in Attachment C.



Jesús Armas, City Manager

**DUE TO THE LENGTH OR COLOR
OF THE REFERENCED EXHIBIT,
IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**